

Housing Supply Overview

A RESEARCH TOOL PROVIDED BY SOUTH CAROLINA REALTORS®



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the Greenwood Association of REALTORS® region increased 1.9 percent overall. The price range with the largest pending sales gain was the \$1,000,001 and Above range, where sales rose 58.8 percent.

The overall Median Sales Price rose 2.1 percent to \$265,450. The property type with the largest gain was the Single-Family Homes segment, where prices were up 2.3 percent to \$266,000. The price range that tended to sell the quickest was the \$150,000 and Below range at 92 days. The price range that tended to sell the slowest was the \$500,001 to \$750,000 range at 136 days.

Market-wide, inventory levels fell 2.3 percent. The property type with the smallest loss was the Condos segment, where the number of properties for sale remained flat. That amounts to 4.5 months of inventory for Single-Family Homes and 1.9 months of inventory for Condos.

Quick Facts

+ 58.8%	+ 18.3%	+ 83.3%
Price Range with Strongest Sales: \$1,000,001 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Condos
Pending Sales		2
Closed Sales		3
Days On Market Until Sale		4
Median Sales Price		5
Percent of List Price Received		6
Inventory of Homes for Sale		7
Months Supply of Inventory		8

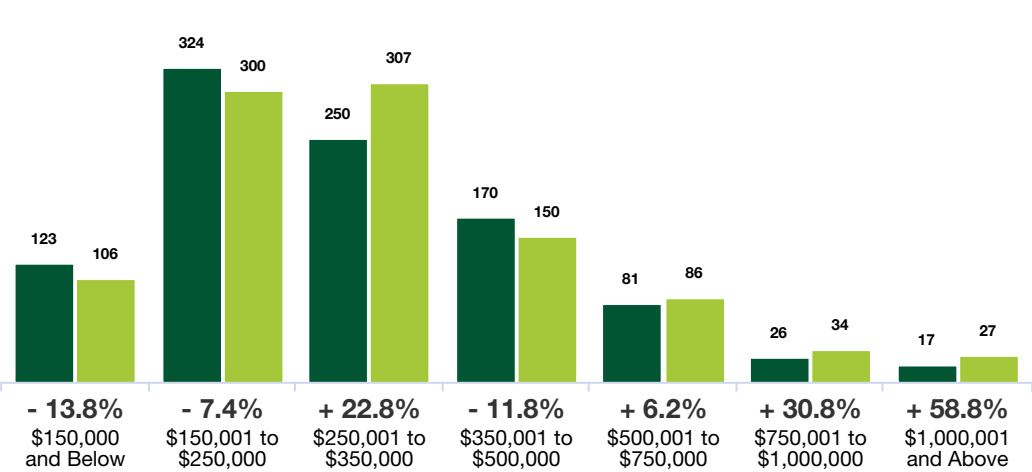
Pending Sales

A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



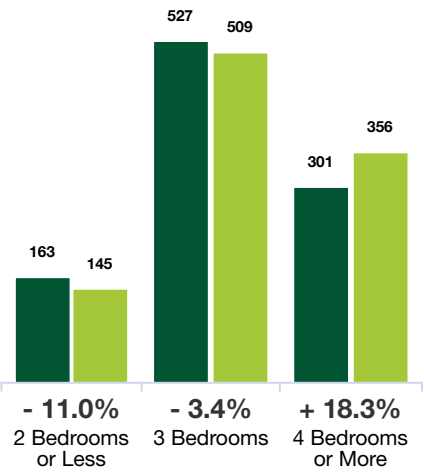
By Price Range

8-2025 8-2026



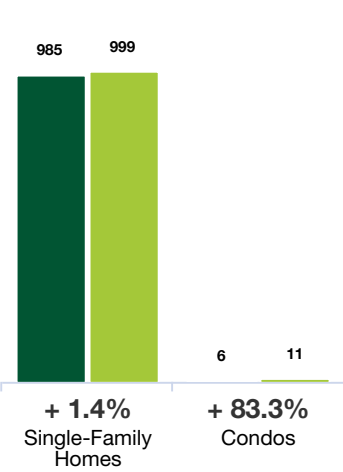
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026
\$150,000 and Below	123	106	- 13.8%	123	102	- 17.1%	0	4	—	0	4
\$150,001 to \$250,000	324	300	- 7.4%	322	295	- 8.4%	2	5	+ 150.0%	2	5
\$250,001 to \$350,000	250	307	+ 22.8%	249	306	+ 22.9%	1	1	0.0%	1	1
\$350,001 to \$500,000	170	150	- 11.8%	169	149	- 11.8%	1	1	0.0%	1	1
\$500,001 to \$750,000	81	86	+ 6.2%	79	86	+ 8.9%	2	0	- 100.0%	2	0
\$750,001 to \$1,000,000	26	34	+ 30.8%	26	34	+ 30.8%	0	0	0.0%	0	0
\$1,000,001 and Above	17	27	+ 58.8%	17	27	+ 58.8%	0	0	0.0%	0	0
All Price Ranges	991	1,010	+ 1.9%	985	999	+ 1.4%	6	11	+ 83.3%	6	11
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026
2 Bedrooms or Less	163	145	- 11.0%	160	137	- 14.4%	3	8	+ 166.7%	3	8
3 Bedrooms	527	509	- 3.4%	524	507	- 3.2%	3	2	- 33.3%	3	2
4 Bedrooms or More	301	356	+ 18.3%	301	355	+ 17.9%	0	1	—	0	1
All Bedroom Counts	991	1,010	+ 1.9%	985	999	+ 1.4%	6	11	+ 83.3%	6	11

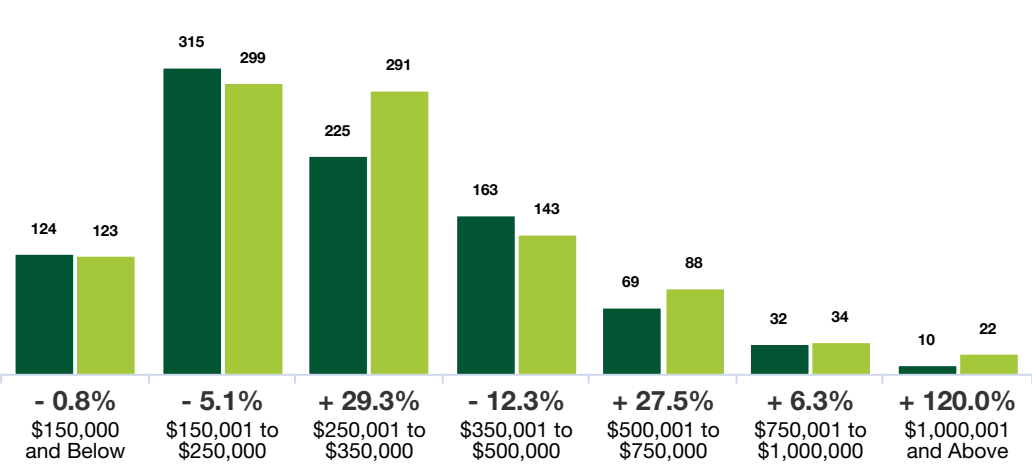
Closed Sales

A count of the actual sales that closed. Based on a rolling 12-month total.



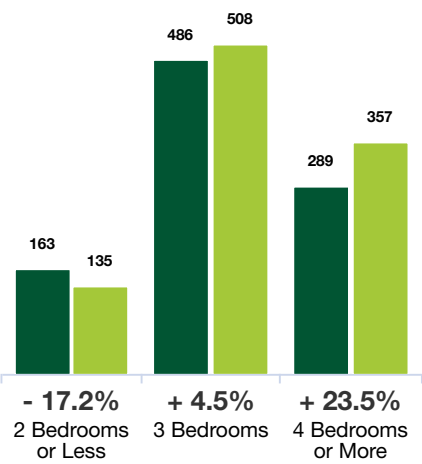
By Price Range

8-2025 8-2026



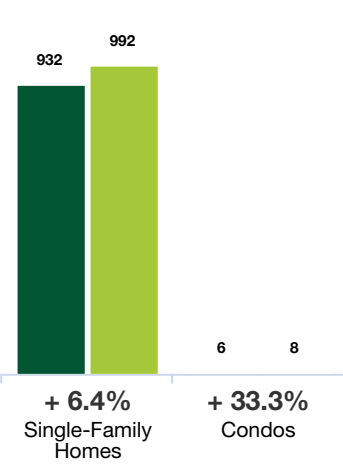
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026
\$150,000 and Below	124	123	- 0.8%	124	119	- 4.0%	0	4	—	0	4
\$150,001 to \$250,000	315	299	- 5.1%	312	295	- 5.4%	3	4	+ 33.3%	3	4
\$250,001 to \$350,000	225	291	+ 29.3%	225	291	+ 29.3%	0	0	0.0%	0	0
\$350,001 to \$500,000	163	143	- 12.3%	161	143	- 11.2%	2	0	- 100.0%	2	0
\$500,001 to \$750,000	69	88	+ 27.5%	68	88	+ 29.4%	1	0	- 100.0%	1	0
\$750,001 to \$1,000,000	32	34	+ 6.3%	32	34	+ 6.3%	0	0	0.0%	0	0
\$1,000,001 and Above	10	22	+ 120.0%	10	22	+ 120.0%	0	0	0.0%	0	0
All Price Ranges	938	1,000	+ 6.6%	932	992	+ 6.4%	6	8	+ 33.3%	6	8
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026
2 Bedrooms or Less	163	135	- 17.2%	160	128	- 20.0%	3	7	+ 133.3%	3	7
3 Bedrooms	486	508	+ 4.5%	483	507	+ 5.0%	3	1	- 66.7%	3	1
4 Bedrooms or More	289	357	+ 23.5%	289	357	+ 23.5%	0	0	0.0%	0	0
All Bedroom Counts	938	1,000	+ 6.6%	932	992	+ 6.4%	6	8	+ 33.3%	6	8

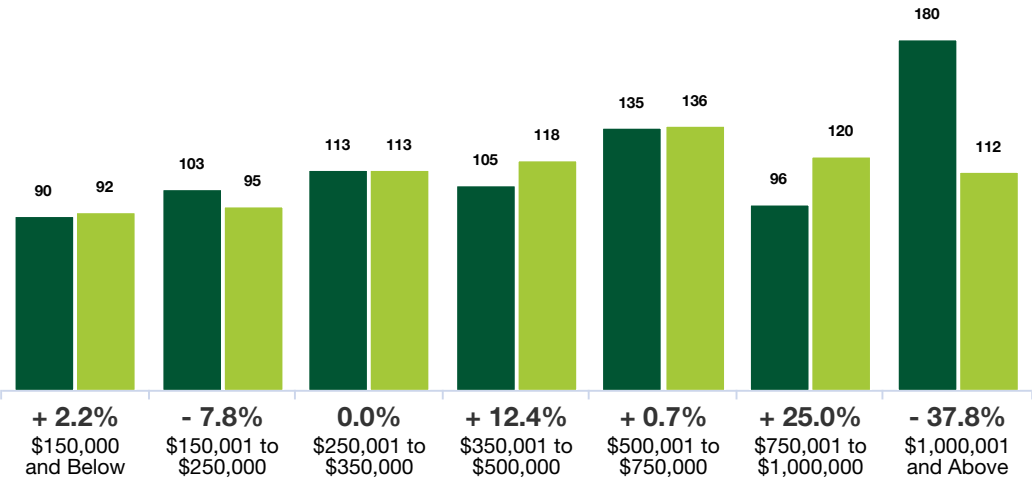
Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



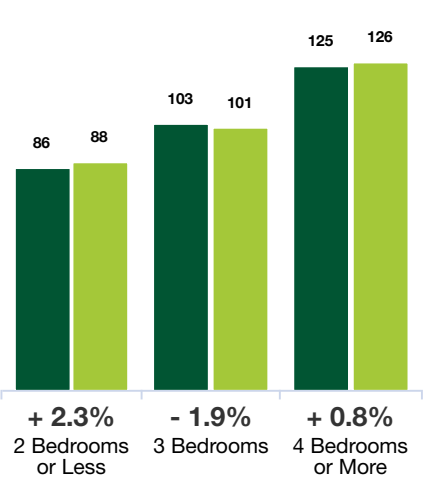
By Price Range

8-2025 8-2026



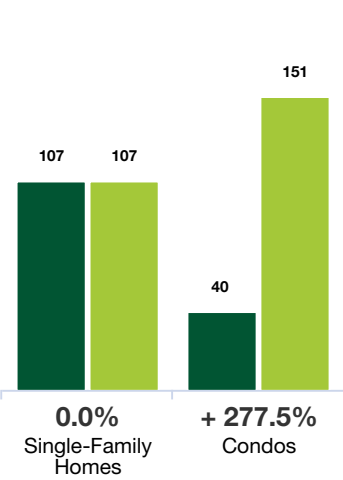
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes			Condos		
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
\$150,000 and Below	90	92	+ 2.2%	90	89	- 1.1%	—	165	—
\$150,001 to \$250,000	103	95	- 7.8%	103	94	- 8.7%	42	138	+ 228.6%
\$250,001 to \$350,000	113	113	0.0%	113	113	0.0%	—	—	—
\$350,001 to \$500,000	105	118	+ 12.4%	106	118	+ 11.3%	56	—	—
\$500,001 to \$750,000	135	136	+ 0.7%	137	136	- 0.7%	3	—	—
\$750,001 to \$1,000,000	96	120	+ 25.0%	96	120	+ 25.0%	—	—	—
\$1,000,001 and Above	180	112	- 37.8%	180	112	- 37.8%	—	—	—
All Price Ranges	107	108	+ 0.9%	107	107	0.0%	40	151	+ 277.5%
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	86	88	+ 2.3%	87	86	- 1.1%	41	129	+ 214.6%
3 Bedrooms	103	101	- 1.9%	104	100	- 3.8%	39	307	+ 687.2%
4 Bedrooms or More	125	126	+ 0.8%	125	126	+ 0.8%	—	—	—
All Bedroom Counts	107	108	+ 0.9%	107	107	0.0%	40	151	+ 277.5%

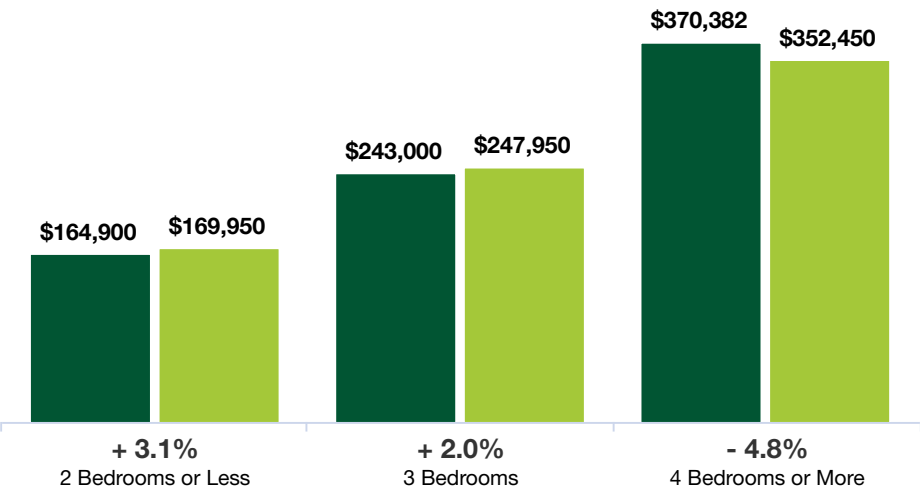
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



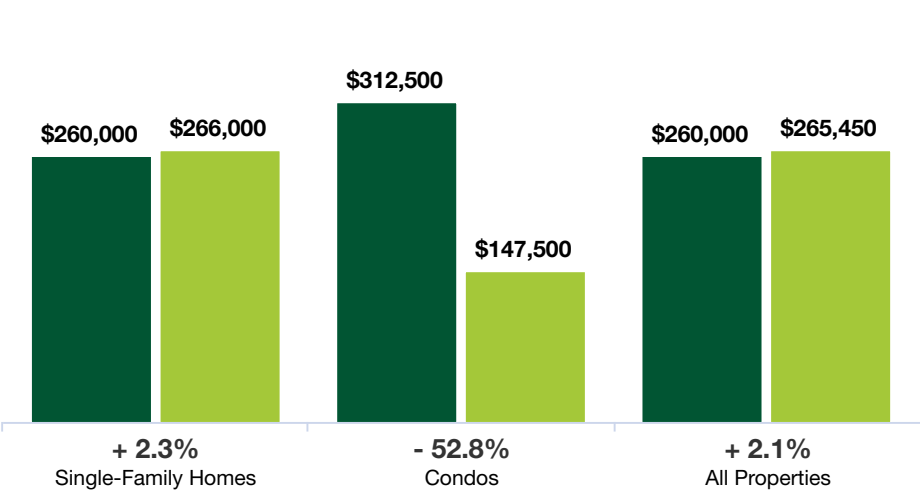
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties

By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	\$164,900	\$169,950	+ 3.1%
3 Bedrooms	\$243,000	\$247,950	+ 2.0%
4 Bedrooms or More	\$370,382	\$352,450	- 4.8%
All Bedroom Counts	\$260,000	\$265,450	+ 2.1%

Single-Family Homes

8-2025	8-2026	Change
\$160,000	\$171,000	+ 6.9%
\$243,000	\$248,000	+ 2.1%
\$370,382	\$352,450	- 4.8%
\$260,000	\$266,000	+ 2.3%

Condos

8-2025	8-2026	Change
\$250,000	\$140,000	- 44.0%
\$490,000	\$155,000	- 68.4%
—	—	—
\$312,500	\$147,500	- 52.8%

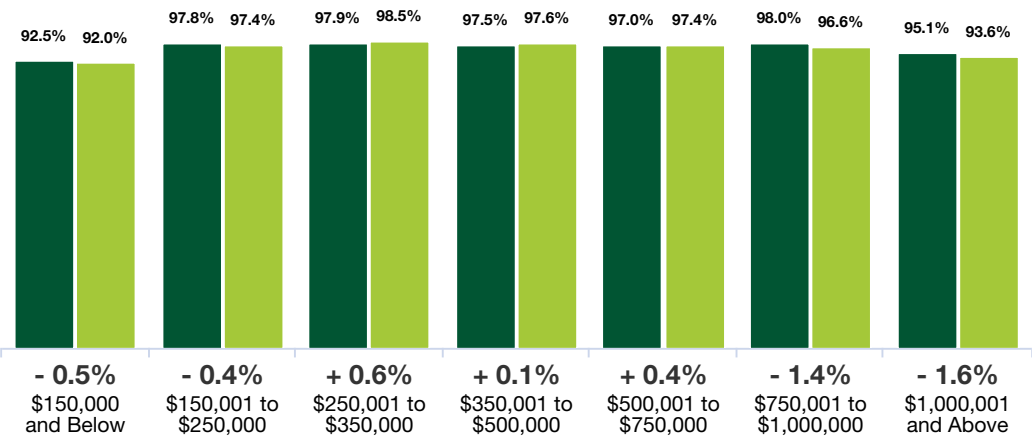
Percent of List Price Received

Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions.
Based on a rolling 12-month average.



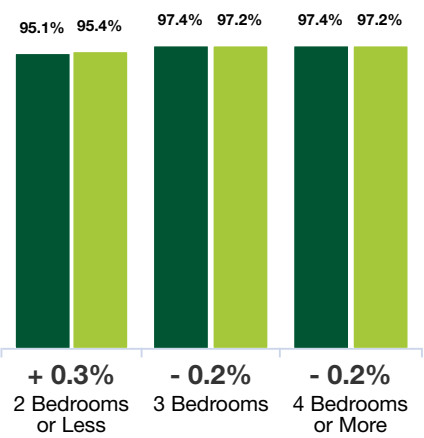
By Price Range

8-2025 8-2026



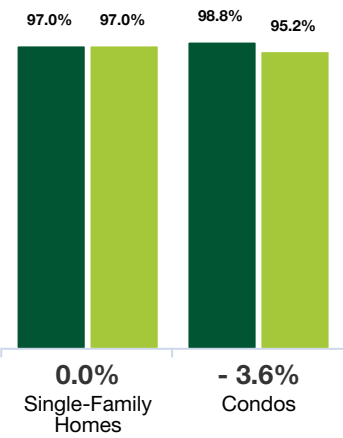
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
\$150,000 and Below	92.5%	92.0%	- 0.5%	92.5%	91.9%	- 0.6%		—	94.6%	—	
\$150,001 to \$250,000	97.8%	97.4%	- 0.4%	97.7%	97.4%	- 0.3%		99.7%	95.9%	- 3.8%	
\$250,001 to \$350,000	97.9%	98.5%	+ 0.6%	97.9%	98.5%	+ 0.6%		—	—	—	
\$350,001 to \$500,000	97.5%	97.6%	+ 0.1%	97.5%	97.6%	+ 0.1%		97.4%	—	—	
\$500,001 to \$750,000	97.0%	97.4%	+ 0.4%	96.9%	97.4%	+ 0.5%		99.0%	—	—	
\$750,001 to \$1,000,000	98.0%	96.6%	- 1.4%	98.0%	96.6%	- 1.4%		—	—	—	
\$1,000,001 and Above	95.1%	93.6%	- 1.6%	95.1%	93.6%	- 1.6%		—	—	—	
All Price Ranges	97.0%	97.0%	0.0%	97.0%	97.0%	0.0%		98.8%	95.2%	- 3.6%	
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
2 Bedrooms or Less	95.1%	95.4%	+ 0.3%	95.0%	95.4%	+ 0.4%		99.8%	95.4%	- 4.4%	
3 Bedrooms	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%		97.8%	94.0%	- 3.9%	
4 Bedrooms or More	97.4%	97.2%	- 0.2%	97.4%	97.2%	- 0.2%		—	—	—	
All Bedroom Counts	97.0%	97.0%	0.0%	97.0%	97.0%	0.0%		98.8%	95.2%	- 3.6%	

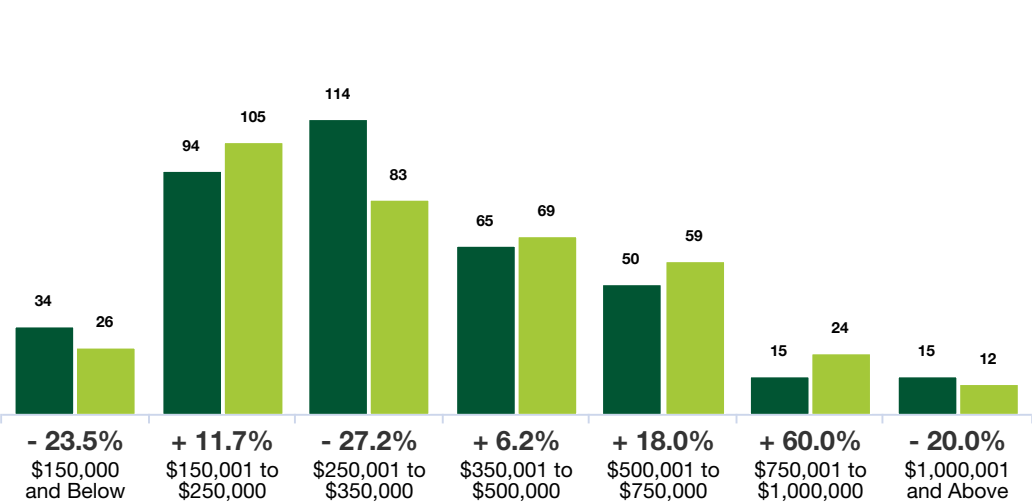
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



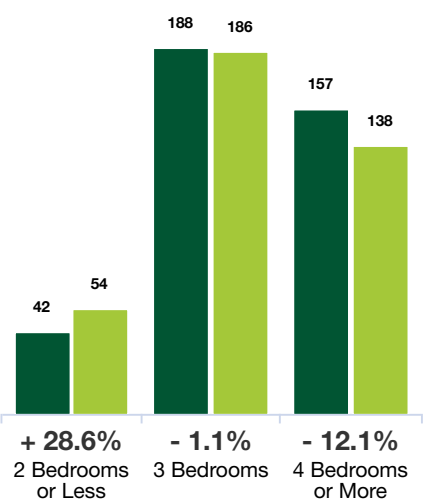
By Price Range

8-2025 8-2026



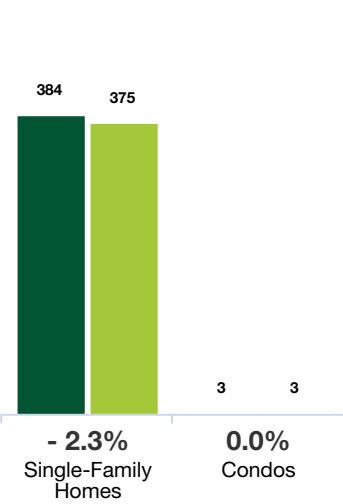
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
\$150,000 and Below	34	26	- 23.5%	34	25	- 26.5%		0	1	—	
\$150,001 to \$250,000	94	105	+ 11.7%	92	103	+ 12.0%		2	2	0.0%	
\$250,001 to \$350,000	114	83	- 27.2%	114	83	- 27.2%		0	0	0.0%	
\$350,001 to \$500,000	65	69	+ 6.2%	64	69	+ 7.8%		1	0	- 100.0%	
\$500,001 to \$750,000	50	59	+ 18.0%	50	59	+ 18.0%		0	0	0.0%	
\$750,001 to \$1,000,000	15	24	+ 60.0%	15	24	+ 60.0%		0	0	0.0%	
\$1,000,001 and Above	15	12	- 20.0%	15	12	- 20.0%		0	0	0.0%	
All Price Ranges	387	378	- 2.3%	384	375	- 2.3%		3	3	0.0%	
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
2 Bedrooms or Less	42	54	+ 28.6%	40	52	+ 30.0%		2	2	0.0%	
3 Bedrooms	188	186	- 1.1%	188	185	- 1.6%		0	1	—	
4 Bedrooms or More	157	138	- 12.1%	156	138	- 11.5%		1	0	- 100.0%	
All Bedroom Counts	387	378	- 2.3%	384	375	- 2.3%		3	3	0.0%	

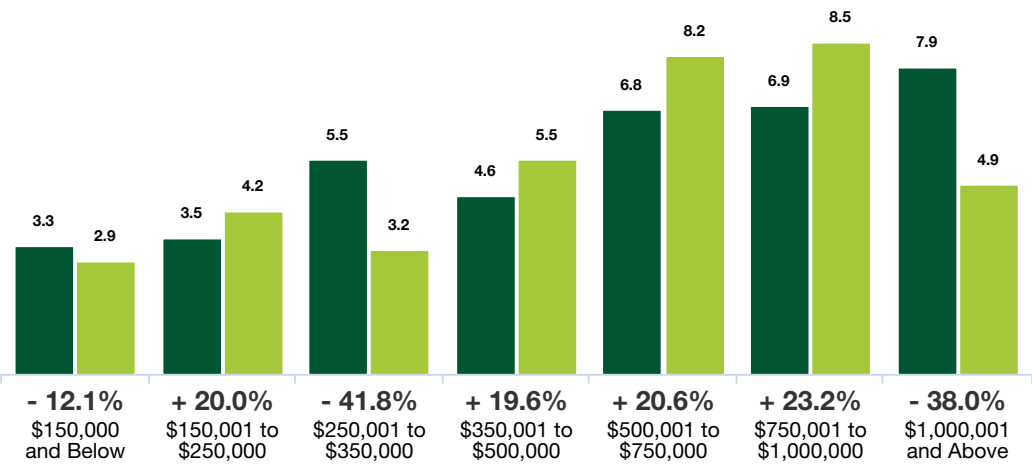
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months.
Based on one month of activity.



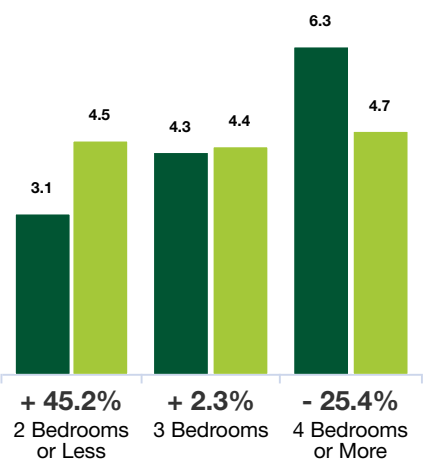
By Price Range

8-2025 8-2026



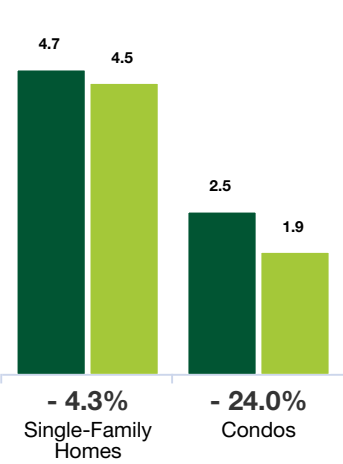
By Bedroom Count

8-2025 8-2026



By Property Type

8-2025 8-2026



All Properties				Single-Family Homes				Condos			
By Price Range	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
\$150,000 and Below	3.3	2.9	- 12.1%	3.3	2.9	- 12.1%		—	0.8	—	
\$150,001 to \$250,000	3.5	4.2	+ 20.0%	3.4	4.2	+ 23.5%		2.0	2.0	0.0%	
\$250,001 to \$350,000	5.5	3.2	- 41.8%	5.5	3.3	- 40.0%		—	—	—	
\$350,001 to \$500,000	4.6	5.5	+ 19.6%	4.5	5.6	+ 24.4%		1.0	—	—	
\$500,001 to \$750,000	6.8	8.2	+ 20.6%	7.0	8.2	+ 17.1%		—	—	—	
\$750,001 to \$1,000,000	6.9	8.5	+ 23.2%	6.9	8.5	+ 23.2%		—	—	—	
\$1,000,001 and Above	7.9	4.9	- 38.0%	7.9	4.9	- 38.0%		—	—	—	
All Price Ranges	4.7	4.5	- 4.3%	4.7	4.5	- 4.3%		2.5	1.9	- 24.0%	
By Bedroom Count	8-2025	8-2026	Change	8-2025	8-2026	Change		8-2025	8-2026	Change	
2 Bedrooms or Less	3.1	4.5	+ 45.2%	3.0	4.6	+ 53.3%		2.0	1.3	- 35.0%	
3 Bedrooms	4.3	4.4	+ 2.3%	4.3	4.4	+ 2.3%		—	1.0	—	
4 Bedrooms or More	6.3	4.7	- 25.4%	6.2	4.7	- 24.2%		—	—	—	
All Bedroom Counts	4.7	4.5	- 4.3%	4.7	4.5	- 4.3%		2.5	1.9	- 24.0%	